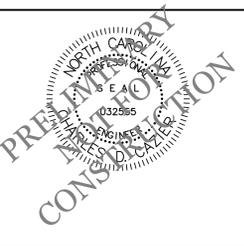


REVISIONS

NO.	DESCRIPTION	DATE

INTRACOASTAL ENGINEERING, PLLC
 91 Pelican Point Road
 Wilmington, North Carolina 28409
 Phone: 910.409.3567
 Email: Charite@intracoastalengineering.com
 License Number P-0662

SITE, & UTILITY PLAN
 FOR
WATERLINE BREWING CO.
 721 SURRY STREET
 WILMINGTON, NORTH CAROLINA



CLIENT INFORMATION:
WATERLINE BREWING CO.
 PO BOX 195
 WILMINGTON, NC 28402
 MR. ROB ROBINSON
 (757)269-3811

DRAWN:	CDC	SHEET SIZE:	24 x 36
CHECKED:	CDC	DATE:	2/27/2015
APPROVED:	CDC	SCALE:	1" = 20'
PROJECT NUMBER:	2014-005		

DRAWING NUMBER: **C-1**
 1 OF 4

SITE DATA TABLE:

ADDRESS:	721 SURRY ST.	
PARCEL ID:	R05312-006-003-000	
TOTAL PROJECT AREA:	47,615 SF (1.09 AC.)	
EXISTING ZONING:	UMX	
CAMA LAND CLASSIFICATION:	URBAN	
PROPOSED USE:	BREWERY/ARTIST STUDIO	
NUMBER OF BUILDINGS:	2 (1 AND 2-Story)	
BUILDING HEIGHT:	25'	
BUILDING AREA (GROSS SF):	EXISTING	PROPOSED
	20,640 SF	20,640 SF
BUILDING LOT COVERAGE:	EXISTING	PROPOSED
	43.35%	43.35%

SETBACK REQUIRED -	PROVIDED
FRONT - 0'	14.3'
REAR - 0'	2.3'
SIDE - 0'	9.8'

EXISTING IMPERVIOUS AREAS	2,244 SF
EXISTING BUILDINGS	12,083 SF
EXISTING ASPHALT PARKING	530 SF
EXISTING CONCRETE AREA	31,239 SF (65.61%)
TOTAL	
PROPOSED IMPERVIOUS AREA	18,626 SF
BUILDING (PROPOSED)	12,083 SF
PROPOSED PARKING	890 SF
CONCRETE AREA	31,598 SF (66.36%)
TOTAL	

OFF-STREET PARKING REQUIREMENTS

BREWERY USAGE	REQUIRED	PROVIDED
ARTIST STUDIO	0 Spaces	12 Spaces
*BICYCLE PARKING PROVIDED	0 Spaces	8 Spaces
	20 Spaces	20 Spaces

WATER/SEWER USAGE

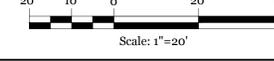
	CURRENT	PROPOSED
SEWER	2,064 GPD (100GPD/1000SF)	2,244 GPD (100GPD/1000SF @14.640) (130GPD/1000SF @6.000)
WATER	2,270 GPD (110GPD/1000SF)	2,480 GPD (114GPD/1000SF @14.640) (145GPD/1000SF @6.000)

- DEVELOPMENT NOTES:
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.
 - PROPOSED USES AT THIS TIME ARE ART GALLERY, TAP ROOM, AND BREWERY.
 - PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.
 - PROPERTY IS LOCATED IN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 372031700 K, DATED 06/02/06
 - TOPO SHOWN PROVIDED BY "NAVD 88" BENCH MARK

- UTILITY NOTES:
- EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS.
 - ALL PROPOSED UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
 - ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CFPWA TECHNICAL SPECIFICATIONS & STANDARDS.
 - PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND N.C.D.E.N.R. HAS ISSUED THEIR "FINAL APPROVAL". CALL 343-3910 FOR INFORMATION.
 - ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCFCCHH OR ASSE.
 - WATER & SEWER SERVICES CAN NOT BE ACTIVATED ON NEW MAINS UNTIL THE ENGINEER'S CERTIFICATION AND AS-BUILTS ARE RECEIVED AND "FINAL APPROVAL" ISSUED BY THE PUBLIC WATER SUPPLY SECTION OF NCDENR, AND "FINAL ENGINEERING CERTIFICATION" ISSUED BY DIVISION OF WATER QUALITY SECTION OF NCDENR.
 - IF CONTRACTOR DESIRES CFPWA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
 - WHEN PVC WATER MAINS AND SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH AND 30 INSULATED, SINGLE STRAND COPPER WIRE INSTALLED & STRAPPED TO THE PIPES WITH DUCT TAPE. THIS IS TO BE ACCESSIBLE IN ALL VALVES AND METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OR EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB & GUTTER, PAVEMENT, ETC. THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
 - THE BELL SOUTH CONTACT IS STEVE DAYVAULT, BUILDING INDUSTRY CONSULTANT, AT 910-392-8712. CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE CABLE INSTALLATION AND MAXIMIZE FLEXIBILITY.
 - THE PROCESS FOR TELEPHONE CABLE PLACEMENT: "FINAL GRADE WILL NEED TO BE ESTABLISHED." POWER WILL PLACE THEIR CABLE FIRST - APPROXIMATELY 3' DEEP. BELL SOUTH & CABLE TV WILL THEN PLACE THEIR CABLE AT APPROXIMATELY 2' DEEP.
 - SOLID WASTE DISPOSAL IS DUMPSTER PICKUP BY PRIVATE CONTRACT AND TO BE LOCATED INSIDE LOADING DOCK ENCLOSURE.

- TRAFFIC NOTES:
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY & FOR DRIVEWAY ARE TO BE THERMOPLASTIC & MEET CITY AND/OR NCDOT STANDARDS.
 - TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
 - CONTACT TRAFFIC ENGINEERING, AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN. ADD A NOTE TO CALL TRAFFIC ENGINEERING A MIN. OF FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION IN THE R/W.
 - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 - CONTACT KAREN DIXON AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS. THE LANDSCAPING PLAN WILL BE NEEDED TO DETERMINE STREET LIGHT LOCATIONS.
 - TACTILE WARNING MATS TO BE INSTALLED AT ALL WHEELCHAIR RAMPS.
 - A LANDSCAPING PLAN, INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE TRAFFIC ENGINEERING DIVISION AND PARKS & RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAN. PLAN SHALL ADHERE TO SD 15-17.
 - ALL PARKING STALL MARKINGS AND LANE ARROWS WITH PARKING AREAS SHALL BE WHITE. WEATHERED PAVEMENT MARKINGS WILL BE REQUIRED TO BE RE-PAINTED.
 - A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 341-5888 FOR DETAILS.

- LANDSCAPE NOTES:
- STREET/YARD LANDSCAPING TO PROVIDE 1 STREET TREE PER 30' OF FRONTAGE. 4 TREES ARE REQUIRED ALONG WOOSTER ST., BUT PLAN REFLECTS A PAYMENT IN LIEU OF TREES PLANTED ALONG WOOSTER ST.
 - SURFACE PARKING LOT IF VISIBLE FROM ROW TO BE PROVIDED A MIN 3' HIGH PLANTED SCREEN.
 - UTILITY AND EQUIPMENT LOCATIONS ARE REQUIRED TO BE FULLY SCREENED.
 - PROPOSED VEGETATION WITHIN THE SITE TRIANGLE SHALL NOT INTERFERE WITH CLEAR VISUAL SITE LINES FROM 30'-10'.

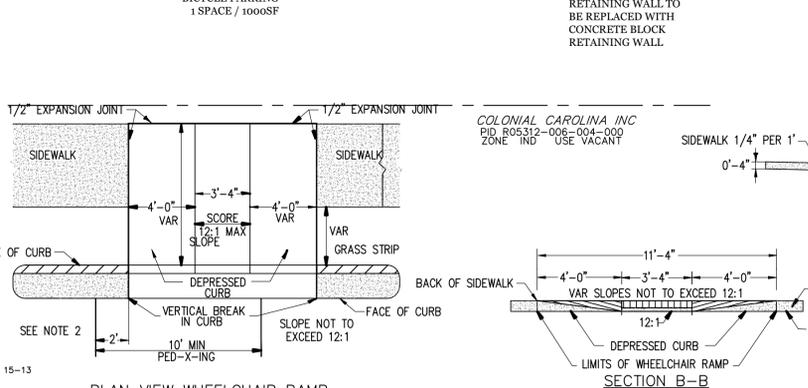
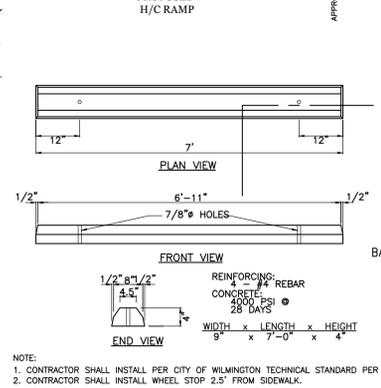
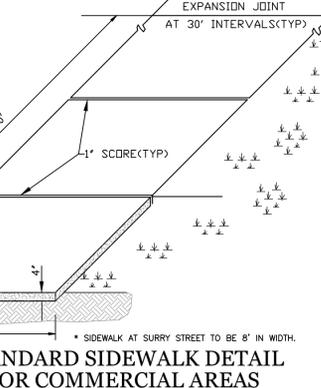
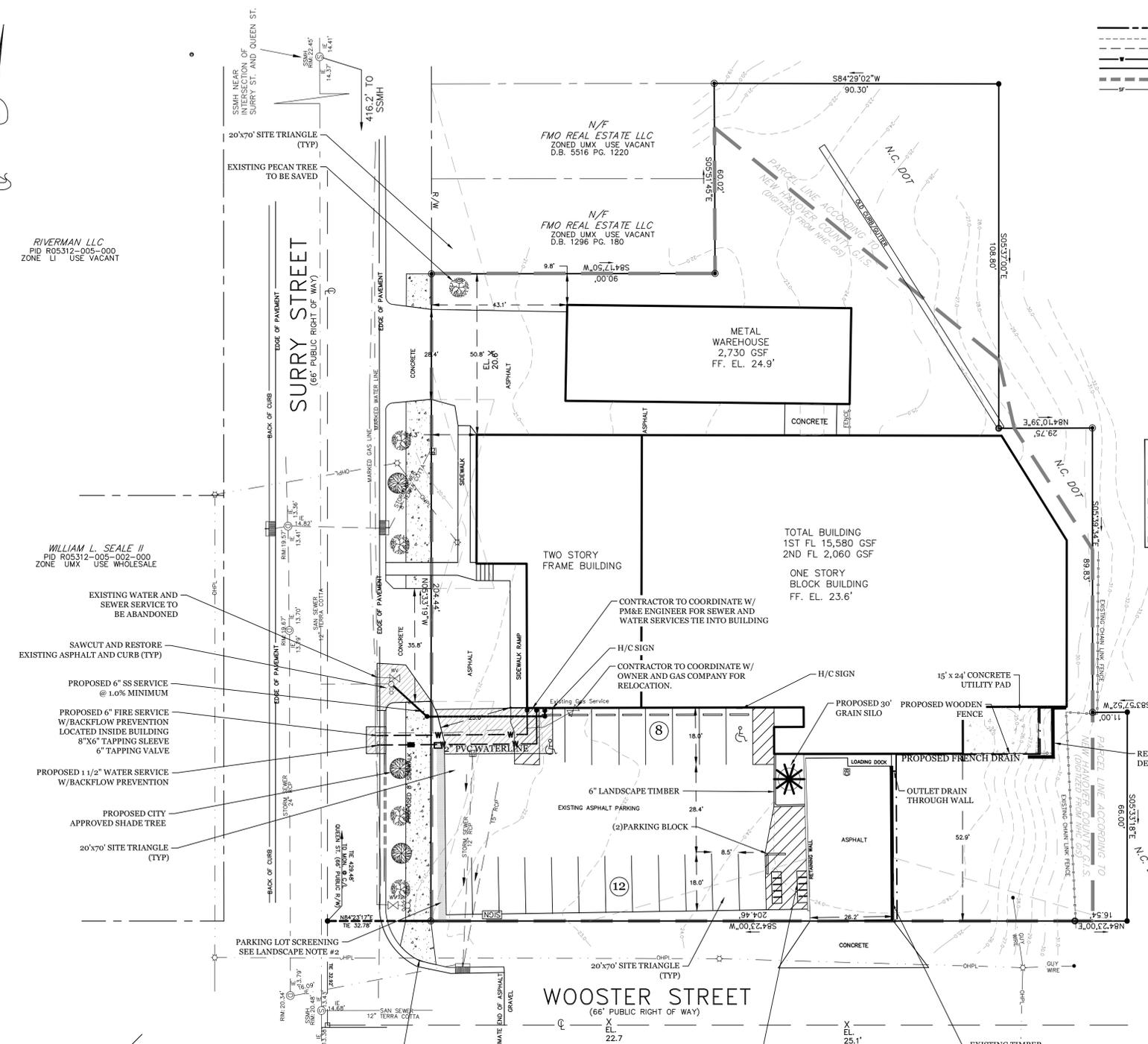


LEGEND

- PROPERTY LINE
- EXISTING PAVEMENT
- EASEMENT
- PROPOSED WATER
- PROPOSED SEWER
- LIMITS OF DISTURBANCE
- TEMPORARY SILT FENCE
- RUNOFF DIRECTION
- SPOT ELEVATION
- INLET PROTECTION
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- PROPOSED CONCRETE SIDEWALK
- SAW CUT AND REMOVE EXIST. DRIVE / WALK
- LANDSCAPED PLANTING AREA (SF.)
- SINGLE STEM 6'-8' CRAPE MYRTLE
- CHINESE PISTACHE 6'-8'
- PARKING LOT SCREENING TO BE A MIX OF 3' SHRUBS. LOROPETALEM, BARBERRY, BOXWOOD, NANDINA

Approved Construction Plan

Name	Date
Planning	
Public Utilities	
Traffic	
Fire	



NOTE:
 1. CONTRACTOR SHALL INSTALL PER CITY OF WILMINGTON TECHNICAL STANDARD PER SD 15-13
 2. CONTRACTOR SHALL INSTALL WHEEL STOP 2.5' FROM SIDEWALK.

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RIVERMAN LLC
 PID R05312-005-000
 ZONE LI USE VACANT

WILLIAM L. SEALE II
 PID R05312-005-002-000
 ZONE UMX USE WHOLESALE

N/F
 FMO REAL ESTATE LLC
 ZONED UMX USE VACANT
 D.B. 5516 PG. 1220

N/F
 FMO REAL ESTATE LLC
 ZONED UMX USE VACANT
 D.B. 1296 PG. 180

TOTAL BUILDING
 1ST FL 15,580 GSF
 2ND FL 2,060 GSF

ONE STORY
 BLOCK BUILDING
 FF. EL. 23.6'

COLONIAL CAROLINA INC
 PID R05312-006-004-000
 ZONE I2ND USE VACANT